

# **Verano North PUD 1**

## **Planned Unit Development Amendment No. 10**

### **(P20-212)**

City Council Meeting  
February 22, 2021  
Holly F. Price, AICP, Planner III



The application proposes a 10th amendment to the PUD (Planned Unit Development) document and concept plan for Verano North PUD.

Applicant – Cotleur & Hearing / Daniel Sorrow

Owner – Verano Development, LLC

Number of Units: 1,200

Acreage: 432.88

Density: 2.77 DUPA

- Verano is a Development of Regional Impact (DRI) of approximately 3,004 acres.
- DRI includes multifamily and single-family residences with golf courses, commercial/office development, open space, and country club amenities.
- The original Verano PUD was approved as a low density single-family residential development with recreation areas, open space, lakes, and roads to access these uses.



This is the 10th amendment to the Verano North PUD. Proposed changes to this amendment are the following:

- *Changing the parking requirements for all single-family development to have at least two (2) parking spaces*
- *Changing the parking requirements for all duplexes with single-car garages to have at least one (1) parking space in the garage and one exterior parking space in the driveway per unit.*
- *Updated the acreage data in Exhibit 5. Site Information.*

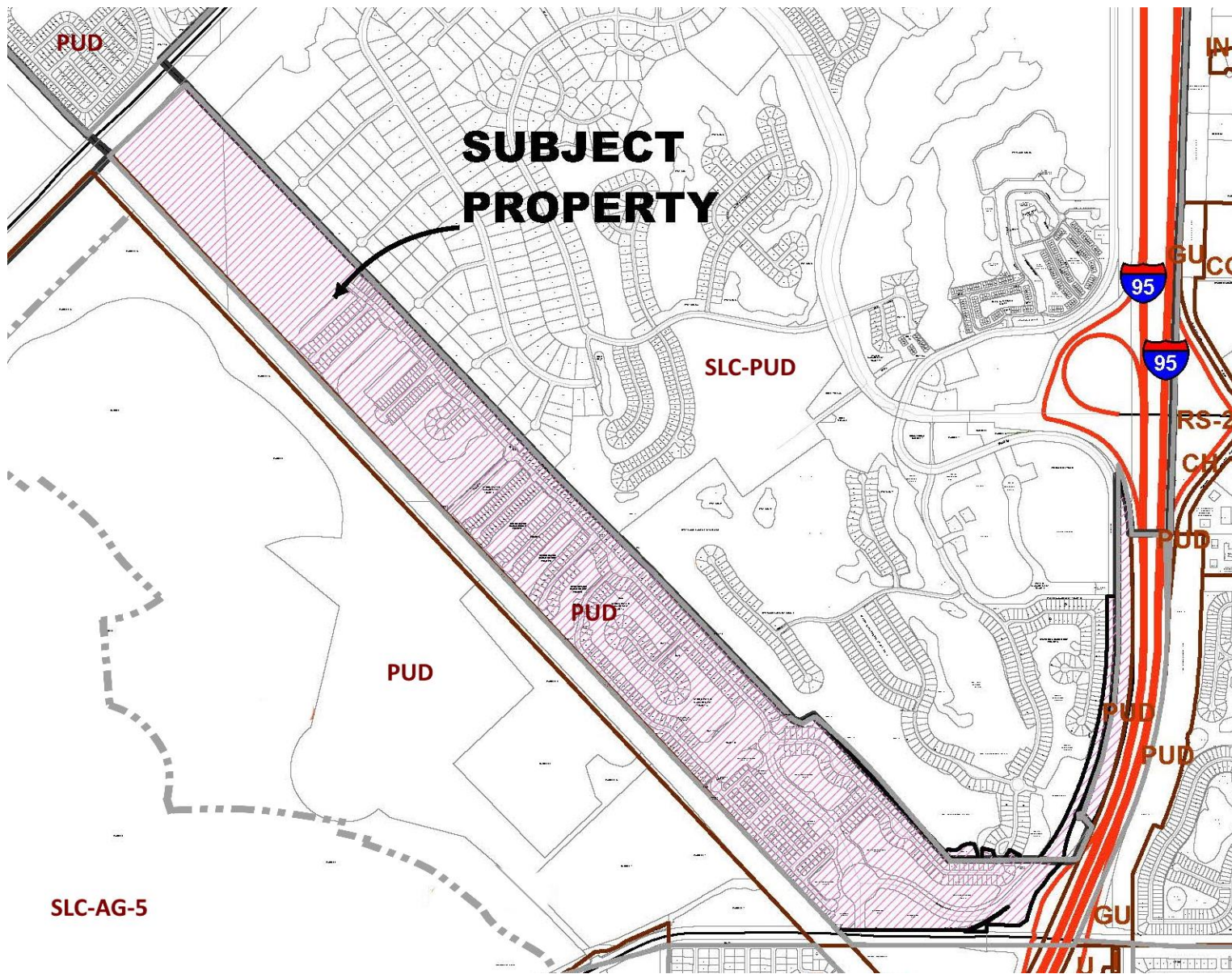
Previous PUD Requirement: The previous PUD required all units to have, at minimum, 2-car garages and, at minimum, two exterior parking spaces in the driveway.

- Analysis: **The number of garage parking spaces and exterior parking spaces may be reduced, since single family units would not be required to have a driveway (exterior parking spaces) and the duplex villas may have a one-car, rather than a two-car, garage. Parking is reduced from 4 spaces to 2 spaces minimum.**







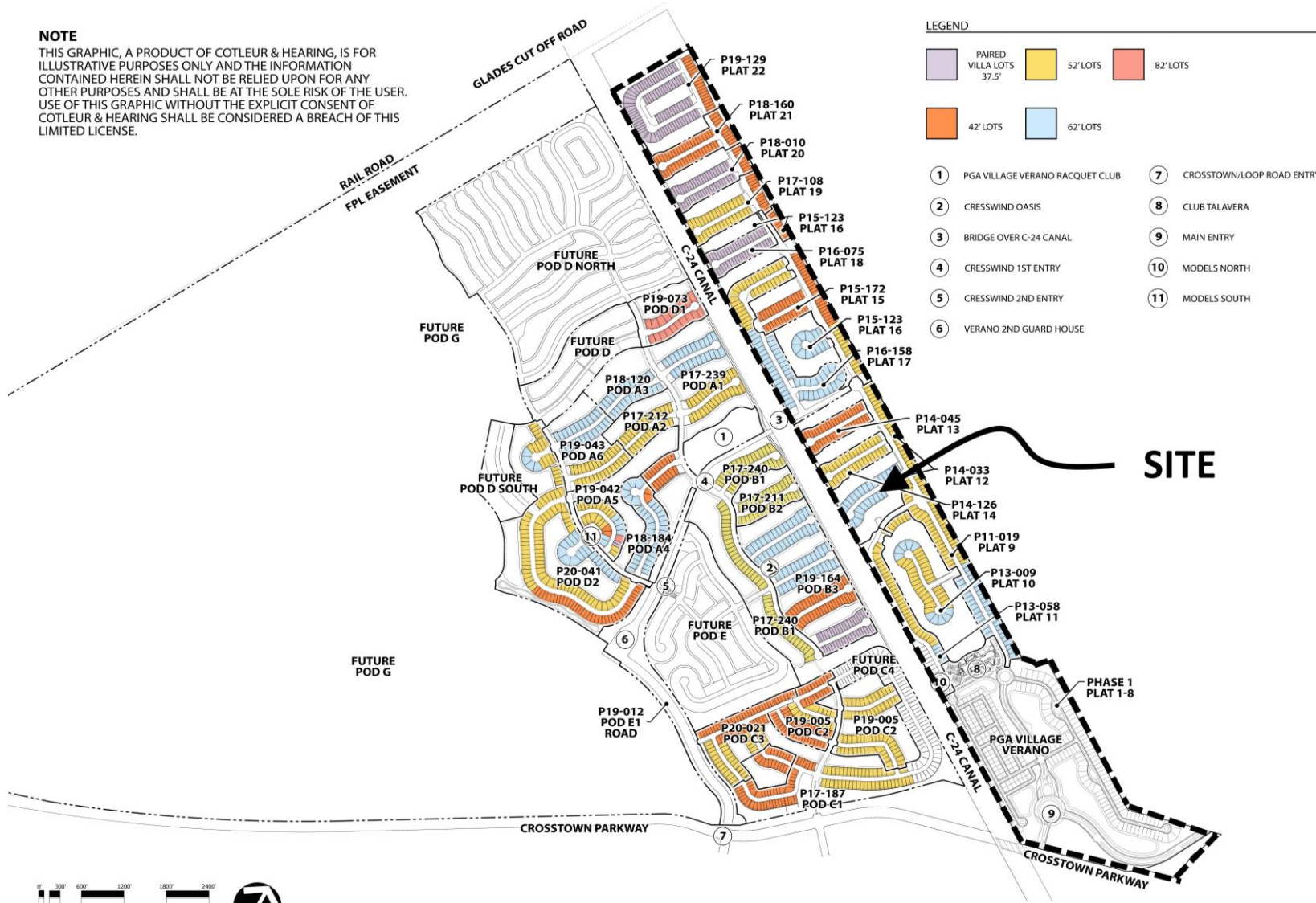


# ZONING MAP



**NOTE**

THIS GRAPHIC, A PRODUCT OF COTLEUR & HEARING, IS FOR ILLUSTRATIVE PURPOSES ONLY AND THE INFORMATION CONTAINED HEREIN SHALL NOT BE RELIED UPON FOR ANY OTHER PURPOSES AND SHALL BE AT THE SOLE RISK OF THE USER. USE OF THIS GRAPHIC WITHOUT THE EXPLICIT CONSENT OF COTLEUR & HEARING SHALL BE CONSIDERED A BREACH OF THIS LIMITED LICENSE.

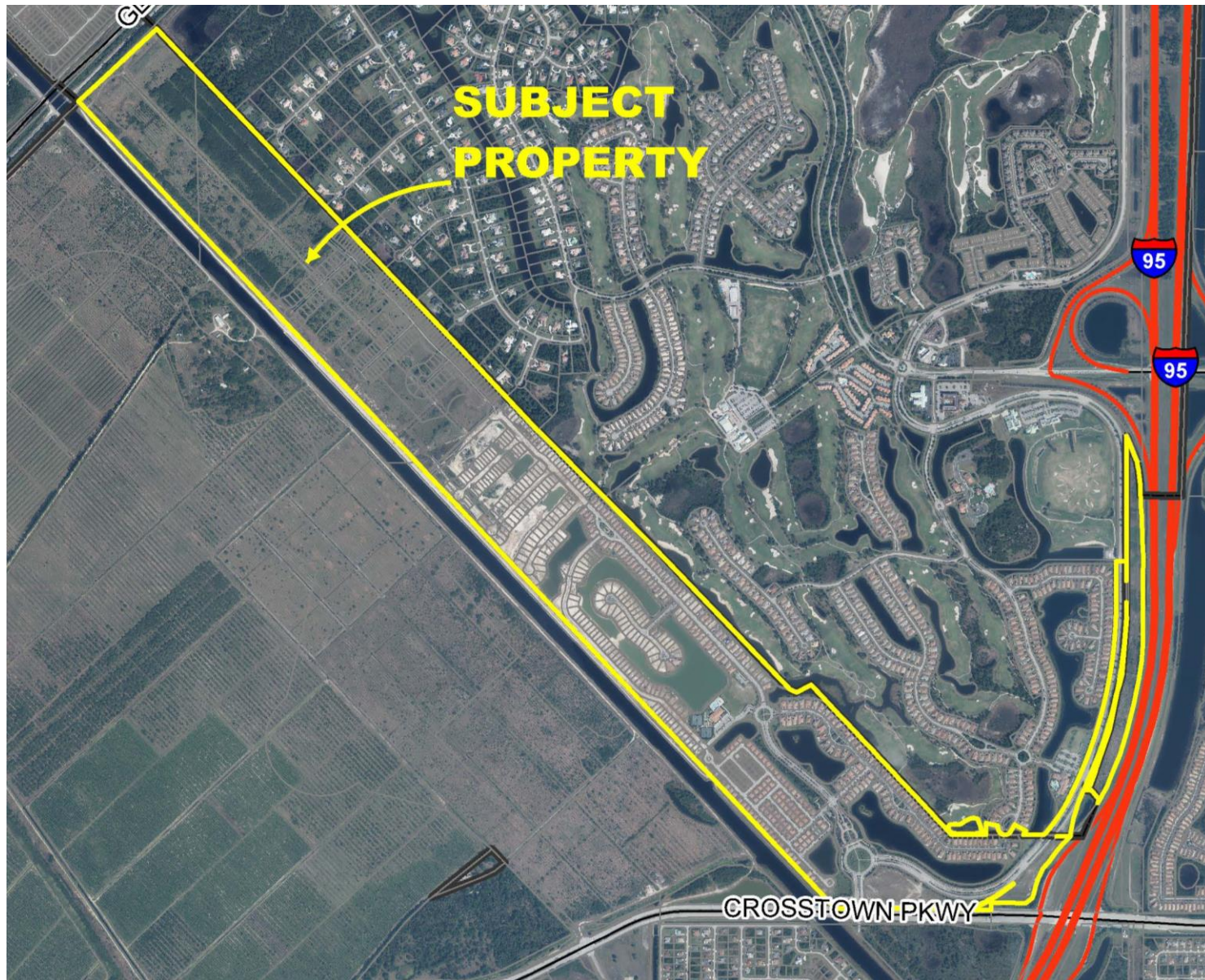


# GENERAL DEVELOPMENT MAP

CityofPSL.com







AERIAL

CityofPSL.com





## **This PUD amendment is consistent with the direction and policies of the Comprehensive Plan.**

- As per Comprehensive Plan Policy 1.1.4.10 RGC (Residential Golf Course), a maximum density of 5 dwelling units per acre is allowed. The maximum density proposed for Verano South PUD Pod A is 2.77 dwelling units per acre, or 1,200 dwelling units.
- This PUD also includes 7.88 acres for recreational uses, 49.12 acres for open space and 89.12 acres for lakes.



**The Planning and Zoning Board  
recommended approval of the PUD  
on February 2, 2021.**

**RECOMMENDATION**

[CityofPSL.com](http://CityofPSL.com)

